

77 04755

Official Statement

City of Concord

CONTRA COSTA COUNTY, CALIFORNIA

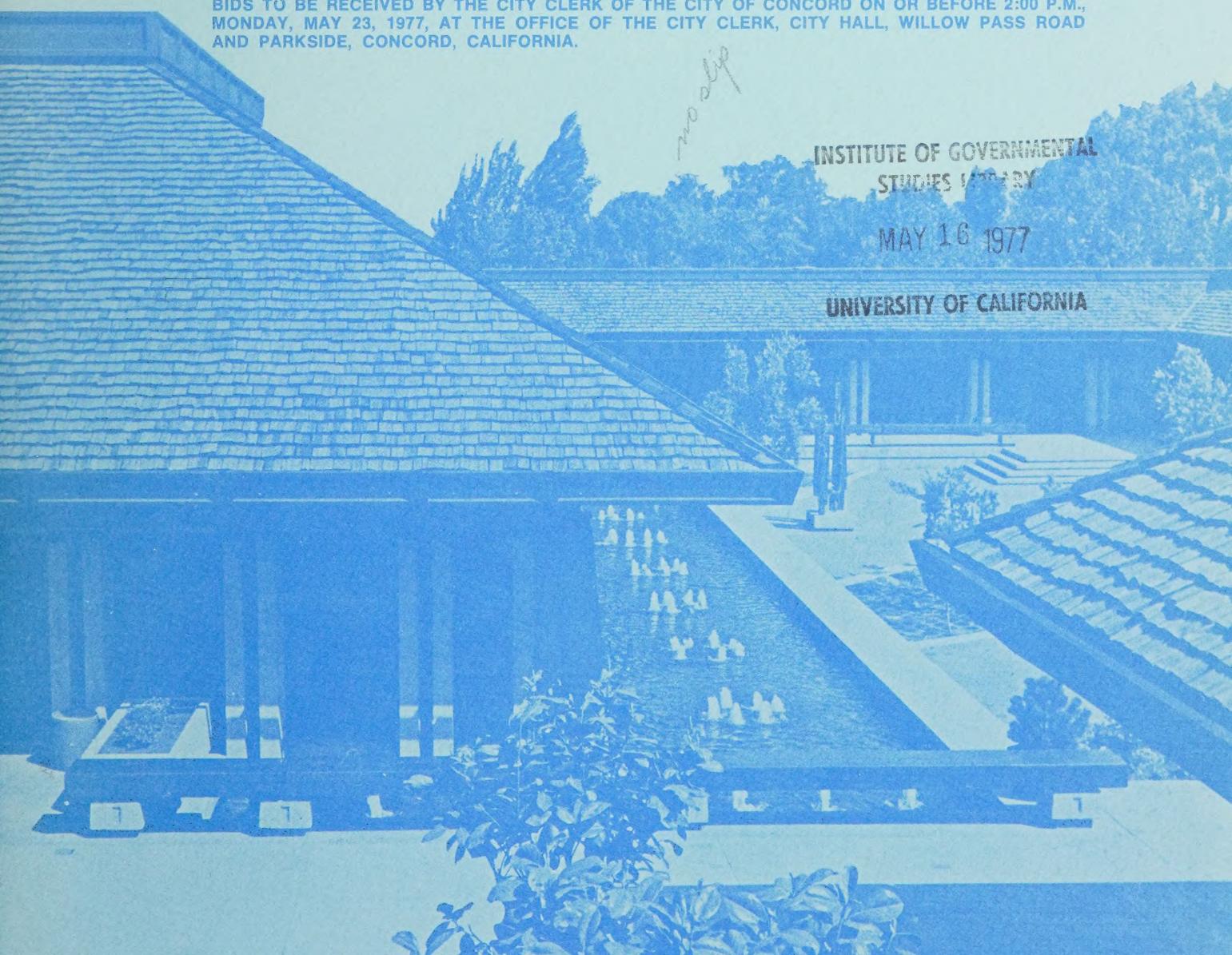
\$1,950,000 1977 Recreation Area Acquisition and Development Bonds

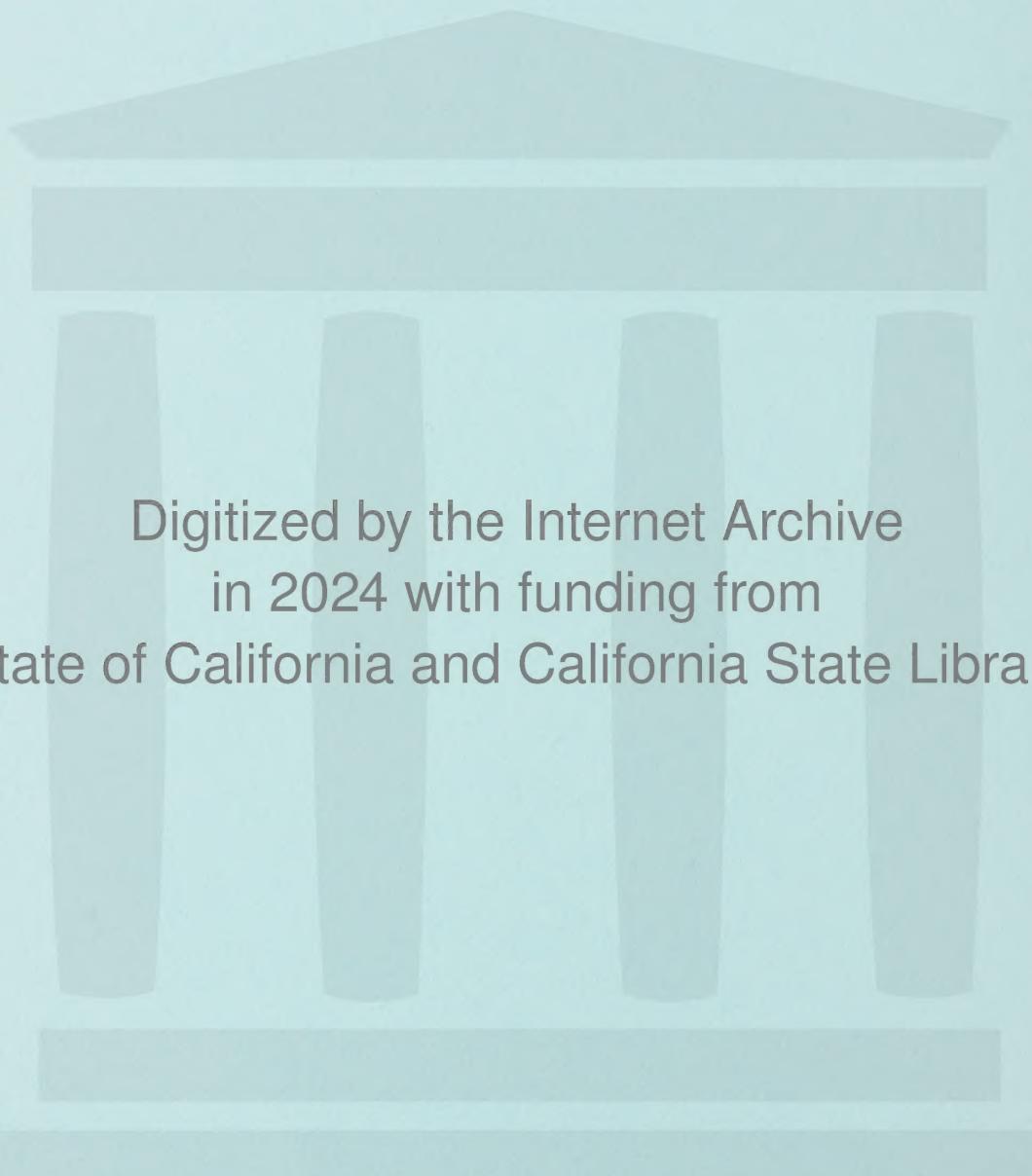
BIDS TO BE RECEIVED BY THE CITY CLERK OF THE CITY OF CONCORD ON OR BEFORE 2:00 P.M.,
MONDAY, MAY 23, 1977, AT THE OFFICE OF THE CITY CLERK, CITY HALL, WILLOW PASS ROAD
AND PARKSIDE, CONCORD, CALIFORNIA.

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

MAY 16 1977

UNIVERSITY OF CALIFORNIA





Digitized by the Internet Archive
in 2024 with funding from
State of California and California State Library

<https://archive.org/details/C123308778>

1
CITY OF CONCORD
Contra Costa County, California

2
CITY COUNCIL

Richard T. La Pointe, *Mayor*

Laurence B. Azevedo

William H. Dixon

June V. Bulman

Richard Holmes

F. A. Stewart
City Manager

Bernadette Carroll
City Clerk

George H. Kreuger
City Treasurer

C. Tedeschi
Director of Public Works

David J. Levy
City Attorney

Stanley S. Pinkoski
Director of Finance

PROFESSIONAL SERVICES

Orrick, Herrington, Rowley & Sutcliffe, *San Francisco*
Bond Counsel

[Stone & Youngberg Municipal Financing Consultants, Inc., *San Francisco*
Financing Consultants]

Invest. Publ. secur.
Publ. debts Muur Concord
Recr. Muur parks "

77 04755

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

AUG 16 2024

UNIVERSITY OF CALIFORNIA

CONTENTS

Introduction	1
The Bonds	2
Authority for Issuance	2
Terms of Sale	2
Description of the Bonds	2
Redemption Provisions	2
Security	2
Legal Opinion	2
Estimated Annual Bond Service	3
Registration	3
Tax Exempt Status	3
Legality for Investment	3
Purpose and Disposition of Proceeds	3
Financial Data	4
Assessed Valuation	4
Tax Rates	5
Tax Levies and Delinquencies	5
Direct and Overlapping Bonded Debt	6
Audited Financial Statements	7
Revenues and Expenditures	7
Retirement System	7
Labor Relations	8
The City	9
Municipal Government	9
Population and Housing	9
Construction	11
Employment	11
Retail Trade	13
Transportation	14
Community Facilities	15
Bay Area Rapid Transit	15
Utilities	15
Education	15

TABLES

Table 1. Estimated Annual Bond Service	3
Table 2. Revenues and Expenditures	7
Table 3. Taxable Transactions	13

Cover Photo—Concord Civic Center Photo by Anthon's

This official statement was prepared by Stone & Youngberg Municipal Financing Consultants, Inc., on behalf of the City of Concord, to supply information to prospective bidders on, and buyers of, \$1,950,000 principal amount of 1977 Recreation Area Acquisition and Development Bonds proposed to be issued by the City.

Summaries of the resolution of issuance and other documents and reports contained herein do not purport to be complete or authoritative, and reference is made to such documents on file in the offices of the City for further information concerning legal or technical matters.

This official statement is not to be construed as a contract with the purchasers of the 1977 Recreation Area Acquisition and Development Bonds. Except as otherwise stated, the information contained herein has been obtained either from the books and records of the City or from sources which are believed to be reliable, but the accuracy of which is not guaranteed.

Certain legal matters incident to the authorization and sale of the Bonds are subject to the approving opinion of Orrick, Herrington, Rowley & Sutcliffe, bond counsel to the City. Orrick, Herrington, Rowley & Sutcliffe and Stone & Youngberg Municipal Financing Consultants, Inc. will receive compensation from the City contingent upon the sale and delivery of the 1977 Recreation Area Acquisition and Development Bonds.

No dealer, broker, salesman or other person has been authorized by the City to give any information or to make any representations other than those contained herein and, if given or made, such other information or representation must not be relied upon as having been authorized by any of the foregoing. This official statement does not constitute an offer to sell or the solicitation of any offer to buy, nor shall there be any sale of, the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale.

The execution and distribution of this official statement have been authorized by the City.

INTRODUCTION

The City of Concord is a progressive, steadily growing city located in Contra Costa County, approximately 30 miles northeast of San Francisco.

The city's proximity and accessibility to major Bay Area industrial and business centers have contributed to a constant population growth. Continual freeway construction and the inauguration of service by the Bay Area Rapid Transit District have served to attract new residents to the pleasant home environment found in Concord. These attractions, coupled with a growing industrial complex in and near the city, have brought the city to its present 97,700 population. This population is 61,700 more than indicated in the 1960 census, and makes Concord the largest city in Contra Costa County.

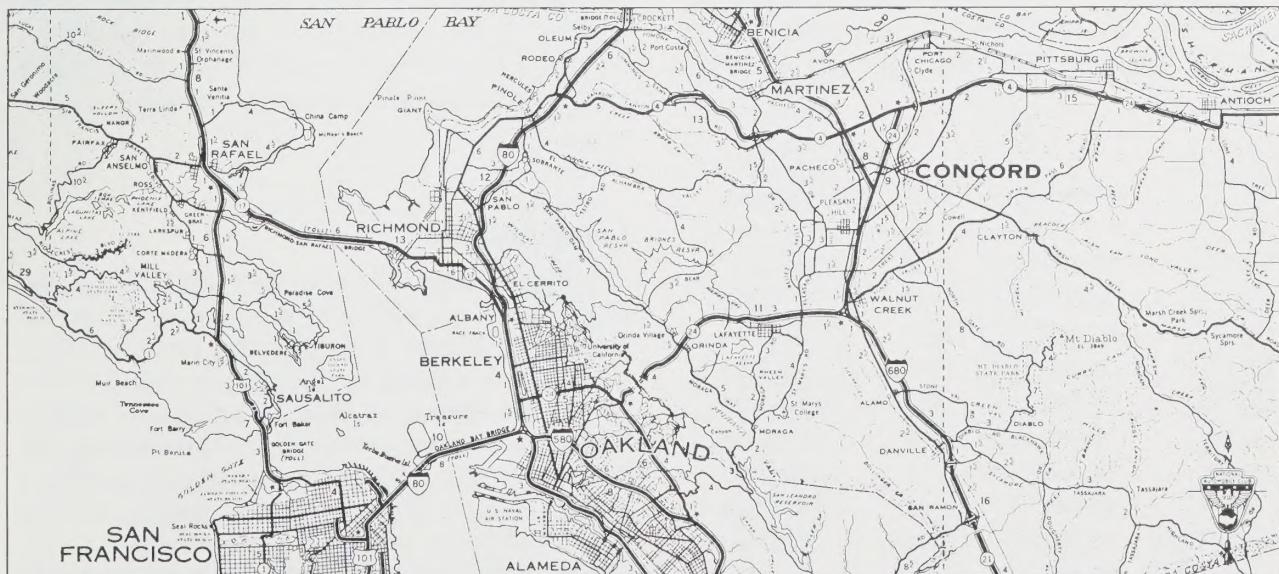
One of the most significant elements of the Concord economy which reflects its stable growth is the total taxable transactions reported to the California State Board of Equalization. In the five year period from 1970 to 1975, total taxable transactions increased approximately \$173 million, from more than

\$190 million to more than \$363 million. One of the world's reported largest covered-mall shopping centers, Sun Valley, is located in the city. The huge shopping complex contains 1,500,000 square feet with 120 units and parking spaces for 9,000 automobiles.

The \$1,950,000 1977 Recreation Area Acquisition and Development Bonds being offered at this time will provide funds for the acquisition of approximately 194 acres of undeveloped hillside land in the city.

The area, known as Lime Ridge, separates the Clayton and Ygnacio Valleys. The basic objective of the acquisition is to retain the site in its natural condition, to be used for trails, picnic areas and day camps. Extension of the proposed regional trails system through the Lime Ridge land will provide a connection for Concord with Mt. Diablo State Park, through properties already owned by the cities of Walnut Creek and Concord.

Concord and Vicinity.



THE BONDS

Authority for Issuance

The \$1,950,000 principal amount of City of Concord 1977 Recreation Area Acquisition and Development Bonds, described in this Official Statement, are general obligation bonds authorized at a special bond election held in the city on March 8, 1977.

Terms of Sale

Bids for the purchase of the 1977 Recreation Area Acquisition and Development Bonds will be received at the Office of the City Clerk, City Hall, 1950 Parkside Drive, Concord, California, until 2:00 p.m. P.S.T. on Monday, May 23, 1977. Details of the terms of sale are included in the Official Notice of Sale adopted May 9, 1977.

Description of the Bonds

The \$1,950,000 principal amount of bonds will be numbered 1 to 390, inclusive, and will be in denominations of \$5,000 each. Bonds will be dated June 1, 1977, and will be payable on June 1 each year in accordance with the following maturity schedule:

Year	Amount	Year	Amount
1978 ...	\$ 60,000	1988 ...	\$105,000
1979 ...	60,000	1989 ...	110,000
1980 ...	65,000	1990 ...	115,000
1981 ...	70,000	1991 ...	120,000
1982 ...	75,000	1992 ...	125,000
1983 ...	80,000	1993 ...	130,000
1984 ...	85,000	1994 ...	145,000
1985 ...	90,000	1995 ...	155,000
1986 ...	95,000	1996 ...	165,000
1987 ...	100,000		

Interest on the Bonds for the first year is payable on June 1, 1978, and semiannually thereafter on June 1 and December 1. Both interest and principal are payable at the principal office of the Paying Agent in San Francisco, California. Selection of the Paying Agent will be made after Bond bids are received.

Redemption Provisions

Bonds in the total amount of \$780,000, maturing on or before June 1, 1987, are not subject to call or redemption prior to their stated maturity dates.

The \$1,170,000 of bonds maturing on or after June 1, 1988, are subject to call and redemption on any interest payment date beginning June 1, 1987, as a whole, or in part in inverse numerical order at a redemption price equal to the principal amount and accrued interest to the date of redemption, plus a premium of one-quarter of one percent for each year or portion thereof from the date of redemption to the maturity date of the bond.

Security

The Bonds are general obligations of the City of Concord and the City has the power and is obligated to levy ad valorem taxes for the payment of principal and interest on the Bonds on all property within the City subject to taxation by the City (except for certain personal property which is taxable at limited rate) without limitation of rate or amount.

Legal Opinion

All proceedings in connection with the issuance of the Bonds are subject to the approval of Orrick, Herrington, Rowley & Sutcliffe, San Francisco, California, bond counsel for the City of Concord. The unqualified opinion of Orrick, Herrington, Rowley & Sutcliffe, attesting to the validity of the Bonds, will be supplied free of charge to the original purchaser of the Bonds. A copy of the legal opinion, certified by the official in whose office the original is filed, will be printed on each bond without charge to the successful bidder.

Estimated Annual Bond Service

Table 1 presents an estimate of the annual bond service on the \$1,950,000 Recreation Area Acquisition and Development Bonds, based upon an estimated interest rate of 6 percent per annum.

Registration

The Bonds are to be issued as coupon bonds and will be registrable only as to both principal and interest, with the privilege of discharge from registration and re-registration.

Tax Exempt Status

In the opinion of bond counsel, interest on the Bonds is exempt from present federal income and State of California personal income taxes under existing statutes, regulations and court decisions.

Legality for Investment

The Bonds are believed to be legal investments in California for all trust funds and for funds of all insurance companies, commercial banks, trust companies and state school funds. The Bonds are believed to be eligible as security for deposits of public monies in California.

Purpose and Disposition of Proceeds

The proceeds from the sale of the 1977 Recreation Area Acquisition and Development Bonds will be used to finance the acquisition and development of unoccupied land for a natural park area. It is estimated the proceeds will be utilized as follows:

Land Acquisition	\$1,600,000
Development Costs	200,000
Administrative and Financing	150,000
Amount of Bond Issue ...	\$1,950,000

Table 1**CITY OF CONCORD****\$1,950,000 1977 Recreation Area Acquisition and Development Bonds****Estimated Annual Bond Service**

Year Ending June 1	Bonds Outstanding	Principal Maturing	Estimated Interest @ 6%	Total Bond Service
1978	\$1,950,000	\$ 60,000	\$ 117,000	\$ 177,000
1979	1,890,000	60,000	113,400	173,400
1980	1,830,000	65,000	109,800	174,800
1981	1,765,000	70,000	105,900	175,900
1982	1,695,000	75,000	101,700	176,700
1983	1,620,000	80,000	97,200	177,200
1984	1,540,000	85,000	92,400	177,400
1985	1,455,000	90,000	87,300	177,300
1986	1,365,000	95,000	81,900	176,900
1987	1,270,000	100,000	76,200	176,200
1988	1,170,000	105,000①	70,200	175,200
1989	1,065,000	110,000①	63,900	173,900
1990	955,000	115,000①	57,300	172,300
1991	840,000	120,000①	50,400	170,400
1992	720,000	125,000①	43,200	168,200
1993	595,000	130,000①	35,700	165,700
1994	465,000	145,000①	27,900	172,900
1995	320,000	155,000①	19,200	174,200
1996	165,000	165,000①	9,900	174,900
		\$1,950,000	\$1,360,500	\$3,310,500

① Callable on or after June 1, 1987.

FINANCIAL DATA

Assessed Valuation

The City of Concord utilizes the facilities of Contra Costa County for the assessment and collection of taxes for city purposes. City taxes are assessed and collected at the same time and on the same tax rolls as are county, school, and special district taxes. Taxes are payable in two installments on November 1 and February 1, and become delinquent on December 10 and April 10, respectively.

The State Board of Equalization reports the 1976/77 Contra Costa County valuation to average 22.8 percent of full value, except for public utility property, which is assessed by the state at 25 percent of full value.

Under the provisions of Senate Bill 8 adopted at the First Extra-Ordinary Session of the 1968 California State Legislature, two additional types of exemptions were authorized beginning in the taxable year 1969/70. The first of these exempts 50 percent of the assessed valuation of business inventories from taxation.

The second provides for exemption of \$1,750 of the assessed valuation of an owner-occupied dwelling for which application has been made to the county assessor. Revenue estimated to be lost to local taxing agencies due to such exemptions, however, is to be reimbursed from state sources. Such reimbursement is based upon total taxes due upon such exempt values and therefore is not reduced by any amount for estimated delinquencies. The total homeowners' and business inventories exemptions amount to \$39,733,183 for 1976/77.

Summaries of the city's 1976/77 assessed valuation (before homeowners and business inventories exemptions) are presented below. The net total excludes \$2,257,865 Redevelopment Agency incremental assessed valuation.

CITY OF CONCORD

1976/77 Assessed Valuation

Secured roll	\$313,074,007
Unsecured roll	26,586,750
Utility roll	16,391,430
Net Total	\$356,052,187

The following summary shows the growth in assessed valuation of the City of Concord for the past five years. In addition to the constant growth due to new construction, the assessed valuation has shown marked increases due to reassessments of property.

CITY OF CONCORD

Assessed Valuation

Fiscal Year	Assessed Valuation
1972/73	\$208,256,424
1973/74	266,933,993
1974/75	285,522,457
1975/76	316,354,251
1976/77	\$356,052,187

Tax Rates

The components of the 1976/77 City tax rate are General Fund, \$1.04; Park Maintenance Fund, \$.09; and Bond Service, \$.06.

The total tax rate for the largest code area in the city is \$11.897 per \$100 assessed valuation. The components of this rate are as follows:

1976/77 Tax Rate

Code Area 2002

County	\$ 2.719
Schools	6.021
Special Districts	1.967
City of Concord	1.190
Total	\$11.897

Tax Levies and Delinquencies

Contra Costa County operates under provisions of Revenue and Taxation Code Section 4701-4716 by which cities in the county may receive their total secured tax levies regardless of actual payments and delinquencies. The county establishes a delinquency reserve and assumes responsibility for all secured delinquencies.

Because of this method of tax collection, the City of Concord is assured of 100% collection of its annual tax levy. Although the city does receive its entire levy amount each year, an indication of tax collections can be obtained from the history of collections of all entities levying taxes within the city limits of Concord. A five-year history of these collections and the entire Contra Costa County tax levies with delinquencies and guarantee fund cash balances are shown in the tabulations below.

CITY OF CONCORD

Total Secured Tax Levies and Delinquencies

Fiscal Year	Secured Tax Levy	Amount Delinquent June 30	Percent Delinquent June 30
1971/72	\$24,936,842.27	\$330,565.98	1.33%
1972/73	27,051,420.18	563,029.72	2.08
1973/74	29,285,813.08	516,302.63	1.76
1974/75	31,508,501.84	843,569.11	2.68
1975/76	33,523,034.26	475,047.81	1.42

Contra Costa County Tax Levies, Collections, and Guarantee Fund Balances

Fiscal Year	Total Secured Tax Levy	Amount Delinquent June 30	Percent Delinquent June 30	Guarantee Fund Cash Balance June 30
1971/72	\$223,579,827	\$4,058,140	1.82%	\$4,965,476
1972/73	235,709,379	3,896,245	1.65	5,645,668
1973/74	239,381,720	3,749,301	1.56	6,690,822
1974/75	261,860,435	5,283,952	2.01	7,515,195
1975/76	290,128,126	5,120,237	1.76	8,612,344

Source: County Auditor-Controller.

Direct and Overlapping Bonded Debt

The city has currently outstanding \$11,120,000 of general obligation bonds issued for park and street purposes. The city also has outstanding \$1,050,000 of sewer revenue bonds payable from the revenues of the sewerage system. A statement of the city's direct and overlapping bonded debt is as follows:

Original Amount	Purpose	Dated	Final Maturity	Outstanding 5-23-77
\$2,200,000	Parks A	5-1-66	1991	\$ 1,630,000
1,000,000	Parks B	5-1-68	1993	770,000
2,200,000	Streets A	5-1-68	1993	1,885,000
1,500,000	Streets B	11-1-69	1979	405,000
2,250,000	Streets A	6-1-70	1985	1,610,000
3,000,000	Streets B	4-1-71	1991	2,820,000
2,050,000	Streets C	6-1-72	1994	2,000,000
Total				\$11,120,000

CITY OF CONCORD

Statement of Direct and Overlapping Bonded Debt

Estimated 1977 Population	97,700
1976/77 Assessed Valuation	\$ 356,052,187
Estimated Market Value	\$1,555,000,000①

	Percent Applicable	Debt Applicable May 23, 1977②
Contra Costa County	11.280%	\$ 46,035③
San Francisco Bay Area Rapid Transit District	3.215	23,740,363
Contra Costa County Water District, Improvement District No. 1	59.203	5,872,937④
Mt. Diablo Unified School District	46.026	7,926,137
City of Concord	100.	13,070,000⑤
Central Contra Costa County Sanitary District	1.923-1.926	114,709
Pleasant Hill Recreation and Park District	0.007	57
TOTAL GROSS DIRECT AND OVERLAPPING BONDED DEBT		\$50,770,238
Less: Contra Costa County Water District, Improvement District No. 1 (100% Self-supporting)		5,872,937
TOTAL NET DIRECT AND OVERLAPPING BONDED DEBT ..		\$44,897,301

	Ratio to Assessed Valuation	Estimated Market Value	Per Capita
Assessed Value			\$3,747
Net Direct Debt	3.67%	0.84%	134
Gross Total Debt	14.26	3.26	520
Net Total Debt	12.61	2.89	460

① The State Board of Equalization reports that the 1976/77 Contra Costa County assessed valuations average 22.8% of full value. Public utility property (\$16,391,430) is assessed at 25%.

② Excludes \$7,079,769 share of Concord Hospital District and Mt. Diablo Hospital Authority lease obligations.

③ Excludes share of \$8,656,078 Contra Costa County and \$1,009,648 Concord Hospital District lease purchase obligations. Excludes \$262,159 share of Contra Costa Building Authorities and \$288,662 Contra Costa Community College District certificates.

④ Excludes water revenue bonds.

⑤ Includes \$1,950,000 sale May 23, 1977. Excludes City 1915 Act Bonds, \$885,000 Civic Center Corporation Bonds, \$3,925,000 Concord Performing Arts Center Authority Bonds, \$5,200,000 Sanitary Sewer Services, Inc. Lease Revenue bonds, and sewer revenue bonds.

Revenues and Expenditures

Table 2 presents a summary of the revenues and expenditures of the City of Concord, as compiled from annual reports made to the State Controller.

Audited Financial Statements

The City of Concord annually has prepared by a firm of independent certified public accountants audited financial statements. These reports for the past five fiscal years, as prepared by Peat, Marwick, Mitchell & Co., are available at the office of the Director of Finance.

Table 2

CITY OF CONCORD

Revenues and Expenditures

	1971/72	1972/73	1973/74	1974/75	1975/76
REVENUES					
Property Taxes	\$ 2,155,935	\$ 2,323,418	\$ 2,710,588	\$ 2,900,627	\$ 3,311,472
Franchises	121,388	131,950	156,280	175,100	207,696
Sales and Use Taxes	2,444,214	2,787,291	3,158,205	3,644,792	4,210,049
Licenses and Permits	619,306	747,081	603,051	567,759	689,477
Fines and Penalties	261,649	402,574	330,290	288,840	312,970
Interest and Rent	464,212	527,185	734,876	680,741	375,972
Subventions and Grants	2,640,759	3,213,101	3,661,036	4,017,858	7,075,547
Service Charges	1,265,884	1,345,962	1,594,904	2,961,144	4,095,422
Other	92,448	201,118	234,418	428,840	848,520
Total Revenues	\$10,065,795	\$11,679,680	\$13,183,648	\$15,665,701	\$21,127,125
EXPENDITURES					
General Government	\$ 2,340,941	\$ 2,641,192	\$ 2,738,377	\$ 3,542,703	\$ 4,038,701
Public Safety	2,466,007	2,865,460	3,154,462	3,752,802	4,234,693
Public Works	2,037,518	2,221,674	2,591,458	3,250,342	3,466,879
Parks and Recreation	1,390,194	1,442,410	1,545,545	2,488,929	3,380,183
Subtotal	\$ 8,234,660	\$ 9,170,736	\$10,029,842	\$13,034,776	\$15,120,456
CAPITAL EXPENDITURES					
General Government	\$ 65,876	\$ 61,666	\$ 331,553	\$ 153,617	\$ 112,390
Public Safety	99,484	119,751	601,039	660,787	47,193
Public Works	1,941,004	1,696,817	1,681,421	2,219,153	4,173,635
Parks and Recreation	187,135	306,582	1,026,423	1,093,637	1,247,046
Subtotal Capital Expenditures	\$ 2,293,499	\$ 2,184,816	\$ 3,640,436	\$ 4,127,194	\$ 5,580,264
Total Expenditures	<u>\$10,528,159</u>	<u>\$11,355,552</u>	<u>\$13,670,278</u>	<u>\$17,161,970</u>	<u>\$20,700,720</u>

Retirement System

Concord's retirement system is patterned after the State's Public Employee's Retirement System (PERS). The retirement system, administered by the Mutual Life Benefit Life Insurance Company of New Jersey is not a part of PERS, although it has entered into a reciprocal relationship with PERS. Employees of agencies that are also party to this reciprocal agreement may protect previously accumu-

lated retirement benefits when they come to work for the City. Both employees and the City contribute to the retirement system which is open to all employees.

The City contributes whatever is necessary to guarantee the funding of the retirement system after employee payments. Over a span of time this amount will exceed the total contributions made by employ-

ees who are members of the plan. As of June 30, 1975, the unfunded frozen initial liability amounted to \$2,234,176 and the present value of future normal costs, which represents the total liability for future benefits discounted to the present value less pension plan's assets, less the unfunded frozen initial liability, amounted to \$6,008,731. Both the unfunded frozen initial liability and the future normal costs are being amortized over a 20 year period.

For 1976/77, the City budget allots a contribution to the Retirement Fund of \$511,483 or 2.9% of the total budget. There is also a \$460,839 City contribution to FICA, 2.6% of the total budget. Together these two City contributions make up 5.5% (\$972,322) of the total 1976/77 City budget.

Labor Relations

The City of Concord has a total of 388 full-time employees of which 316 are represented by one of four employee representation units. Of Concord's 155-man police force, 116 are members of the Concord Police Association with a current contract which expires June 30, 1977. The other three bargaining units are: The Concord Employee's Association with 71 members, whose current contract expiration date is June 30, 1979; The Public Employee's Union Local No. 1 (an AFL-CIO affiliate) with a membership of 104 and a contract expiration date of June 30, 1978; and The Concord Associated Professional Employees with 25 members and a contract expiration date of June 30, 1979. The only organized strike against the City was a five-day walkout by the Public Employees Union No. 1 in 1971.

Council Chambers in Concord Civic Center.



THE CITY

The City of Concord is located in central Contra Costa County, approximately 30 miles northeast of San Francisco. The city lies in a fertile valley at an elevation of 72 feet above sea level. The area is typified by rolling hills to the east and west, with 3,849-foot Mt. Diablo a short distance to the south.

Concord is situated near the center of a large industrial area which lies along the banks of the San Joaquin River and Suisun Bay and extends southward along San Francisco Bay. Within this area are manufacturing plants and refineries of many of the nation's largest corporations.

The city's population is estimated to be 97,700, and the area of the city is approximately 23 square miles.

Municipal Government

The City of Concord was incorporated February 9, 1905, as a general law city and operates under the council-manager form of government. The City Manager is responsible for the administration of the city and all salaried employees. The present City Manager has held this position for 16 years. The City Council consists of five members elected at large for four-year alternating terms. The Mayor is selected by the council from its members.

There are presently 388 full-time employees of the city, including the city administration staff, which is comprised of ten members.

The city maintains a well-manned and well-equipped police department.

Fire protection is provided by the Contra Costa County Consolidated Fire District. The district maintains 19 fire stations in a 127 square-mile area, with six of the stations serving the City of Concord. Service is excellent and insurance rates are among the lowest in the nation, as evidenced by the American Insurance Association's Class 3 rating for the city

and fringe area. The district has a \$1,000,000 Fire College within the city limits. The facility is located on a twelve-acre site along Treat Boulevard and is the only school of its kind in Northern California. The college has classrooms, a fire tower, and living accommodations for up to two hundred trainees.

The city offices are located in the \$1.5 million Concord Civic Center completed in 1966. This attractive building complex is the culmination of years of planning by the City Council and staff members, and provides the city with very efficient, functional office space. The center consists of a unique arrangement of four buildings with a continuing roof, which form an inside court containing a fifth structure. This central building, surrounded by decorative pools of water, contains the council chambers, with seating capacity for 130 persons, and also contains an employees' lounge and lunchroom. One of the other buildings is occupied by the Mt. Diablo Municipal Courts, and the remaining three house the offices of Mayor, City Manager, City Attorney, and other departments of the city administration.

Population and Housing

As World War II ended, and the transition from agriculture to industry began to take place in Contra Costa County, the population growth of Concord began an increase that continues today. From a 1940 population of 1,373, the city has grown to a present estimated population of 97,700. The summary below illustrates the pattern of growth since 1940.

It is anticipated that Concord's rate of population increase will be less than that of Contra Costa County during the next decade, but will exceed that of the Bay Area.

CITY OF CONCORD

Population

1940	.....	1,373①
1950	.....	6,953①
1960	.....	36,000①
1970	.....	85,164①
1977	.....	97,700②

① U.S. Census.

② State of California Department of Finance estimate 4-30-77.



Contra Costa County Water District's new District Center.

Sun Valley Shopping Center.



Construction

Reflecting the population growth, building activity in both residential and commercial areas has continued through the years. During the five-year period

from 1972 through 1976, building permits with a total valuation of more than \$184 million were issued by the City of Concord, as shown in the tabulation below.

CITY OF CONCORD

Building Permit Valuation

	1972	1973	1974	1975	1976
Valuation:					
Residential	\$23,795,000	\$38,633,000	\$35,832,000	\$18,335,000	\$38,402,000
Non-residential	3,325,000	5,431,000	9,811,000	6,963,000	3,512,000
Total	\$27,120,000	\$44,064,000	\$45,643,000	\$25,298,000	\$41,914,000
New Dwelling Units:					
Single-family	378	833	744	330	808
Multi-family	749	622	234	174	47
Total	1,127	1,455	978	504	955

Employment

As a result of the availability of excellent transportation facilities, the City of Concord has developed an active base of light industry to support local employment. Furthermore, the availability of choice industrially zoned parcels with both rail and freeway access should continue to attract new industry to the community.

Major products from Concord area firms include electronics, computer software and service and petroleum products. There are 33 firms in Concord with 10 or more employees. Shown below is a listing of the largest manufacturing firms in the community, along with their regular full-time employment figures.

Name of Company	Product	Employment
Systron-Donner, Inc.	Electronics	916
Lion Oil Company	Petroleum products	715
Cordis Dow	Medical devices	150
Zeltex	Electronics	120
Micropump Corporation	Small pumps and valves	60
Sierra Molding	Plastic injection molding	60
Zehntel, Inc.	Electronics	48
Data Test Corporation	Electronics	42
Electronic Data Management Service	Keypunch	40
Geni-Chlor International, Inc.	Swimming pool electrolytic generators	35
Cardinet Candy Co., Inc.	Candy bars	35

Source: Concord Chamber of Commerce.



Pacific Gas & Electric Co. District Headquarters at Concord.

A portion of Standard Oil's new Customer Service Center in Meridian Industrial Park.



In addition to industry, the government category and retail trade provide a major stimulus to local employment. Major employers in the trade category

are located at the Sun Valley Shopping Center and Park and Shop in Concord. Shown below is a list of the largest non-manufacturing employers in the City.

Name of Company	Type of Business	Employment
Sun Valley Shopping Mall, all stores (peak)	Retail trade	4,000
Concord Naval Weapons Station	Naval weapons service and storage	1,500
Chevron USA, Inc.	Accounting center	1,000
Mt. Diablo Hospital	Health care	930
Pacific Gas & Electric Co.	Gas and electricity sales	695
Pacific Telephone	Communications	511
City of Concord	Municipal services	350

Source: Concord Chamber of Commerce.

Retail Trade

The city's geographical location at the heart of a large population concentration, combined with its ready accessibility via freeways and arterial highways have created a retailing atmosphere that has attracted many of the state's major retail outlets.

Within the city there are a number of shopping centers in addition to the downtown area.

One of the world's largest covered-mall shopping centers, Sun Valley, is the city's most productive source of sales tax revenue. This center represents the ultimate in shopping convenience and attracts consumers from within at least a 30-mile radius. Sun Valley contains 1,500,000 square feet of area with 120 units. Facilities include 9,000 parking stalls,

an air-conditioned mall, meeting rooms, several restaurants and a movie theatre. The largest retail stores in the center are operated by Macy's, Penney's and Sears Roebuck. Many of the region's other major retailers also have outlets in the center.

Seventeen other shopping districts or centers are located throughout Concord including the old central business district and the mile-long Park and Shop in the Project area. Completion of The Willows shopping center which is currently under construction should further add to the City's commercial activity.

Table 3 presents a summary of retail sales in the City of Concord for the period 1973 through 1975 (latest data available).

Table 3
CITY OF CONCORD
Taxable Transactions^①

	1973	1974	1975
RETAIL STORES			
Apparel Stores	\$ 23,157,000	\$ 24,012,000	\$ 29,923,000
General Merchandise Stores	76,710,000	82,724,000	91,638,000
Drug Stores	8,083,000	8,458,000	8,939,000
Food Stores	14,919,000	18,141,000	20,823,000
Packaged Liquor Stores	5,651,000	6,118,000	6,753,000
Eating and Drinking Places	17,900,000	19,687,000	21,472,000
Home Furnishings and Appliances	7,942,000	7,444,000	9,415,000
Building Materials and Farm Implements	10,557,000	10,935,000	11,891,000
Auto Dealers and Auto Supplies	51,380,000	55,175,000	65,173,000
Service Stations	14,793,000	18,807,000	22,245,000
Other Retail Stores	24,146,000	25,244,000	29,222,000
Retail Stores Totals	255,238,000	276,745,000	317,494,000
All Other Outlets	31,997,000	39,815,000	46,301,000
Totals All Outlets	<u>\$287,235,000</u>	<u>\$316,560,000</u>	<u>\$363,795,000</u>

① Source: California State Board of Equalization.

Transportation

Transportation facilities have played an important role in the development of Concord and the surrounding area. Initially, heavy industry was attracted to the northern boundary of Contra Costa County because it bordered an inland waterway with direct access for deepwater ships to San Francisco Bay and the Pacific Ocean. Contra Costa County annually accounts for between 70 and 80 percent of the tonnage passing through the Golden Gate.

The State Division of Highways has been active in freeway and expressway construction in central Contra Costa County. Major projects have involved speeding the flow of east-west tunnel traffic and construction of north-south Interstate Route 680 through the county.

Prior to World War II, the Caldecott Tunnel was bored under a mountain ridge near the Alameda-Contra Costa County borderline, permitting residential development in central Contra Costa County by speeding Oakland and San Francisco bound traffic. A third barrel of two lanes has been built and improvements to the original two bores made. The project permits four-lane traffic in the direction of peak flows by utilizing the two lanes of the middle bore for alternate directions in the morning and evening.

The tunnel remains the principal link between a large portion of the county (including Concord) and

the business centers of San Francisco and Oakland. Highways between the tunnel and the central county area, as well as the tunnel itself, have been expanded and improved as the post-war growth of the county has multiplied the traffic flow.

Interstate 680 extends north from Walnut Creek through Concord to the Martinez-Benicia bridge across Suisun Bay to Solano County. A \$9,259,000 freeway has been constructed from Martinez to Cummings Skyway, which extends east to Interstate 80, the main route between the East Bay and Sacramento.

To the south, Interstate 680 leads to San Jose through the San Ramon-Amador Valley, and connects with east-west Interstate 580 at Dublin to provide access to the Central Valley.

The Western Pacific and Southern Pacific railroads provide rail transportation facilities to the city. Greyhound Bus Lines and Continental Trailways provide bus service.

National and international air carriers provide service from both San Francisco and Oakland International Airports. Business and private flying services are provided at Buchanan Field in the City of Concord. This airport is one of the few all-weather, all-year airports in the Bay Area. The field has an FAA control tower, accommodations for 350 aircraft, and all related aircraft maintenance services.

Concord BART Station.



Community Facilities

The Mt. Diablo Hospital Medical Center is a modern general hospital with a 303-bed capacity. Medical services for residents are provided by 127 physicians and surgeons, 84 dentists and 12 optometrists. Twenty-four-hour emergency service is available through the Alameda-Contra Costa County Medical Association.

Concord owns and operates an 18-hole municipal golf course, while four other public courses are available for play. Two private country clubs are located in the immediate vicinity. Concord's 14 city parks offer everything from playgrounds and picnic areas to baseball diamonds, tennis courts and a kiddies' amusement park. The Olympic-class public swimming pool at Concord Community Park is reputed to be the largest fresh water pool in California and has been the site of many AAU swim meets, including the national championships in 1974.

Highlighting Concord's cultural growth is the new nationally-acclaimed Concord Pavilion located on the gently sloping land at the eastern edge of the City. It is a roofed open-air facility designed to accommodate over 8,000 patrons under cover and on the surrounding grassy slopes. The Pavilion is considered to be one of the most acoustically perfect outdoor theaters in the world and is fully adaptable to symphony orchestras as well as to smaller theatrical performances, festivals and athletic events.

Bay Area Rapid Transit

Transportation planning in Contra Costa County centers on BART, the Bay Area Rapid Transit District, headquartered in Oakland. This high speed transit system serves the three counties of Alameda, Contra Costa, and San Francisco. BART carries commuters between Oakland and San Francisco in nine minutes, the trains transiting a tube under the Bay. Transbay service was inaugurated in September 1974.

From Oakland, branch lines extend to Richmond, in western Contra Costa County, to Concord, in central Contra Costa County, and to Fremont, in southern Alameda County. BART provides Concord residents convenient access to major employment and recreational centers in the three counties served by the system.

Utilities

The Pacific Gas and Electric Company provides electric power and natural gas to Concord and other cities of Contra Costa County. Telephone service is provided by Pacific Telephone. The city owns and operates its own sewerage system and water is distributed by the Contra Costa County Water District.

Education

Education facilities from kindergarten through high school are provided by the Mt. Diablo Unified School District. Within the City of Concord there are located 21 elementary schools, five intermediate schools and five high schools. Adult education classes and a school for the handicapped are offered by the district.

Five parochial schools are located in Concord.

Higher education is available to Concord residents at a number of institutions in the area. Two junior colleges are near the city. The most convenient is Diablo Valley Junior College in the neighboring city of Pleasant Hill and the other is Contra Costa College in San Pablo.

Within reasonable driving distance of Concord are several institutions of higher learning including the University of California at Berkeley, Stanford University at Palo Alto, Santa Clara University at Santa Clara, San Jose State at San Jose, Mills College and College of the Holy Name in Oakland, St. Mary's College at Moraga, University of San Francisco, and University of the Pacific at Stockton.

U.C. BERKELEY LIBRARIES



C123308778

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

AUG 16 2024

UNIVERSITY OF CALIFORNIA

